

Key Observations – Waller Tract

Date: October 20, 2009

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Relevant Info:

- Parcel characteristics: Tract consists of 12 total acres, configured as a long, narrow parcel stretched along Hominy Creek.
- Key Linkages: The Waller tract is a strategic property along the Hominy Creek Greenway, a 2.6 mile corridor that will extend from the western terminus of the French Broad River Greenway (at the confluence of Hominy Creek) to Sand Hill Road (where it borders Asheville School). The Hominy Creek Greenway is identified in the 2008 Greenways Master Plan.

The Waller tract alone constitutes 3,500 feet, or 0.7 miles, of the 2.6 mile Hominy Creek Greenway corridor. The Waller tract will provide a high profile greenway connection to Sand Hill Road (where it intersects Narbeth Road) creating a “doorstep” connection to one of West Asheville’s neighborhoods.

There are two Biltmore Farm properties and a string of NCDOT properties separating the Waller tract from the end of the recently completed 1.2 mile French Broad River Greenway Extension. If easements through these properties can be obtained after the purchase of the Waller tract, the City will be able to claim a 4.0 mile contiguous greenway corridor from the French Broad River Dog Park to the end of the Waller tract—the longest stretch to date.

- Economy of Scale: For each and every section of greenway trail, the City must negotiate with the landowner to donate or purchase an easement to accommodate the trail. The shape of the Waller tract can accommodate a long length of trail in a single transaction. It is an advantage to the City to acquire a single parcel to create a long length of trail vs. negotiating with multiple property owners to assemble and purchase the necessary easements to achieve the same length of trail.
- Alternate routes: The City has discussed the possibility of designing the trail on the other side of the Waller tract—on the church property to the south of Hominy Creek. However, a bridge crossing would be required to connect the greenway to Sand Hill Road (where it intersects Narbeth Road), and the City would still have to acquire some linkage to Sand Hill Road from the northern end of the Waller tract.

- Adjacent property: The City of Asheville owns the Armory site, directly adjacent to the Waller tract at the corner of Shelburne Road and Hominy Creek Road. If development were a potential for the Waller tract, the City could provide greater access options to the development site.
- Development potential & challenges: The 12 acres of the Waller tract is mostly found within the floodway, thus prohibiting residential development. However, approximately 2 acres are located in an area suitable for development. Within the RM 6 zoning, the site could theoretically accommodate more than a dozen residential units. But, given the challenges of flood hazards, aquatic buffer area, topography, sewer lines, and limited road access, the realistic potential for economically feasible construction is limited to a fraction of that, unless some highly creative design and problem solving can be applied.